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Offers Over

**£280,000**

## 21 Kane Wynd

The Wisp | Edinburgh | EH16 4XE

A stylish and generously sized three-bedroom semi-detached family home, set within a well-established modern development. This property boasts a private driveway and an enclosed rear garden, offering both convenience and outdoor space. Ideally located in the sought-after area of The Wisp, near Newcraighall, it provides excellent access to Fort Kinnaird Retail Park, featuring a 24-hour gym, cinema, diverse shopping options, and a variety of dining venues. Additionally, the home enjoys superb public transport connections and easy access to major road networks.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

Upon entering the property, you are welcomed by a bright and inviting entrance hallway, which provides access to a convenient WC. The front-facing reception room offers a comfortable and stylish living space, perfect for relaxation or entertaining guests. To the rear, the modern fitted kitchen diner serves as the heart of the home, featuring sleek wall and base units, a range of integrated appliances, and elegant glazed doors that open directly onto the enclosed rear garden, allowing for seamless indoor-outdoor living. Upstairs, the property boasts three well-proportioned bedrooms, with the principal bedroom benefiting from its own private En-Suite for added comfort and convenience. A contemporary family bathroom serves the additional bedrooms, offering a fresh and functional space.

The development is maintained by the factor Taylor & Martin with an approx. cost of £50 per quarter.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Driveway

Externally, the home features a monoblock driveway, providing off-street parking, and a well-maintained decorative lawn garden to the front, enhancing its kerb appeal. To the rear, a generous enclosed garden with a pleasant aspect creates an ideal outdoor space for relaxation, play, or entertaining.

## Viewing

Please contact Neilsons on 0131 625 2222.







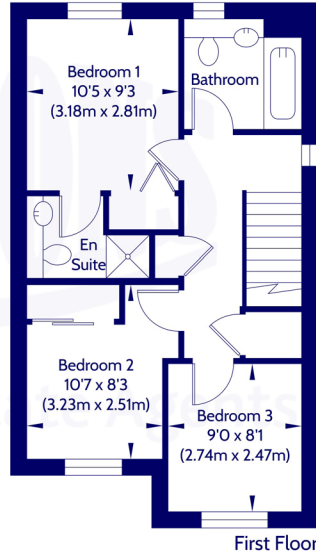
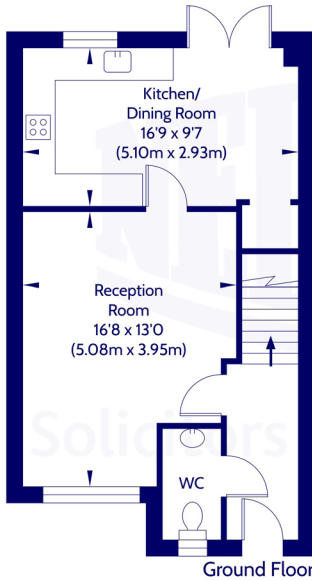
## Location

The Wisp is a popular residential area to the South East of the City Centre well regarded for its excellent local amenities and efficient transport links. Fort Kinnaird Retail Park with its abundance of high-street shopping brands, modern cinema, state of the art gym and fine selection of restaurants are moments away and the area is well situated for access to Craigmillar Castle, Portobello for pleasant strolls along the beach and there are sprawling green spaces for charming walks at Arthur's Seat and the surrounding local parks. The Wisp is conveniently located close to the Edinburgh Royal Infirmary and Queen Margaret University whilst there are first rate bus routes on your doorstep and quick access by car to East Lothian, Midlothian, the City Bypass and Edinburgh International Airport.





Approx. Gross Internal Floor Area 87.66 Sq M / 944 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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